

# **Central Falls School District Building Committee**

**April 10, 2012**

## **Minutes of the Meeting**

**A meeting of the Central Falls Schools Building Committee was held on Tuesday, April 10, 2012, in the Central Falls High School Library.**

**At 1:00 PM, Frances Gallo, Superintendent of Central Falls Schools, called the meeting to order.**

### **Committee Members:**

**Frances Gallo P Other attendees present were**

**Kathy Gaouette P**

**Marie Twohey P Elaine Partridge, Planning**

**Lynda Dykeman P Mario Papitto**

**Joe Nield T Jim Smith**

**Todd Olbrych T Ed Lupinek**

**Ed Vandette P Elaine Partridge**

**Sonia Rodrigues A**

**Anna Cano-Morales A**

**The minutes of the previous meeting were reviewed. A motion to approve the minutes was made by Mr. Vandette, seconded by Ms. Gaouette. Motion carried. (5,0)**

**Approximately \$500,000 remains in the bond; however, the exact**

figures are still not prepared. The committee will reserve any allotment of funds until the exact figures are reported to the committee. After a full review of the expenditures and a confirmation of the budget numbers, alternate #1 will be up for approval. It is noted that a thirty day wait is recommended in case there is contaminated ground with the removal of the tank and we are certain that the chimney is not breached in any way.

We learned today that the Urbane bid was not withdrawn. On face value, this bidder is the low bidder.

The committee decided to recess until Mr. Lupinek and Mr. Smith have the opportunity to speak with the Urbane bidders later this afternoon. Once everything is discussed, information will be brought back to this committee for further action.

Notes from March 27th repeated here for understanding:

Mr. Lupinek reviewed the three bids resulting from the March 27th RFP. He reviewed the base and alternates #1, #2, and #3. The three bids were close. See attached bid synopsis. After bringing in the lowest bidder, Mr. Lupinek noted that the \$30,000 related to the removal of contaminated soil which was required in the base bid was not included. Further review of the subcontractors revealed concerns. Discussion continued about each element of the bid and bidders. Discussion concluded with a recommendation to award the bid to Iron Construction.

**Based on the funds available, the recommendation of the base bid and alternates # 2 and # 3 to Iron Construction subject to the submission of the withdrawal of the Urbane bid was formed into a motion made by Ms. Twohey, seconded by Mr. Olbrych.**

**At 1:30 PM a motion to recess until 4 PM was made by Ms. Twohey, seconded by Ms. Gaouette. The motion was unanimously approved.  
(7,0)**

**The building committee reconvened at 4:08 PM, called to order by Dr. Gallo. Mr. Olbrych and Ms. Partridge were not present for this portion of the meeting.**

**Mr. Lupinek and Mr. Smith reviewed the discussion that took place earlier with Urbane Construction. It was confirmed that several mistakes were made in the Urbane bid itself. However, the most alarming information gleaned from the discussion was that Urbane Construction had no understanding or experience with the RIDE regulations or North East CHIPS requirements. These are obviously extremely important to the success of this project along with the tight timeline for completion. Additionally, Urbane, having only three workers within the company, was considered highly doubtful to be able to complete the work in a timely fashion, especially when consideration is given to the steep learning curve involved in becoming facile the RIDE regulations.**

**Mr. Lupinek and Mr. Smith also noted that during the recess legal counsel was consulted regarding the awarding of the bid. Mr. Kirby saw no legal impediment to awarding the bid to the contractor with a proven record, experienced with RIDE and energy regulations, who flawlessly completed the bid process, and with whom we have every confidence will substantially complete the project within a time certain.**

**As a result, the bid was awarded to Iron Construction when a motion was made by Mr. Vandette, seconded by Ms. Dykeman to do so. Motion carried unanimously. (6,0)**

**Mr. Smith presented to bills for payment:**

**S. Turner - \$2400 for the summary commissioning report**

**ANC Consultants - \$1098 for their on-going hourly work between January 5 and April 3, 2012**

**A motion to approve payment of the bills was made by Ms. Gaouette, seconded by Ms. Twohey. Motion carried. (6,0)**

**At 4:45 PM a motion to adjourn was made by Ms. Twohey, seconded by Mr. Nield. The motion was unanimously approved. (6,0)**

**The next meeting: 1 PM, Central Falls High School, April 24, 2012**